



SECOND FLOOR
397 sq.ft. (36.9 sq.m.) approx.



TOTAL FLOOR AREA: 397 sq ft (36.9 sq.m.) approx.
Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements are taken from the main rooms and are not intended to include recesses, built-in cupboards or other such features. This plan is for illustrative purposes only and should be used in conjunction with the floor plan and description provided in the property details. It is not to scale and is not guaranteed as to their operation or efficiency or can be guaranteed.

Council: Redbridge | Council Tax Band: B | Floor Area: sq ft

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B	79	79
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

References to the tenure of a property are based on information supplied by the seller. The agent has not had the sight of the title documents. A buyer is advised to obtain verification from their solicitors.



CHURCHILL
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Wanstead Lane, Ilford, IG1 3SP

£1,300 Per Month

Bedrooms: 1 | Reception Rooms: 1 | Bathrooms: 1



Request a Viewing: **0208 503 6060**

Email: **walthamstow@wearechurchills.co.uk**

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Available Now | Unfurnished | Churchills proudly presents a delightful one-bedroom flat situated in a modern purpose-built block in Ilford. Recently refurbished with fresh paint and new carpets throughout, this property boasts an open-plan kitchen, gas central heating, double glazing, a modern fitted kitchen, a stylish bathroom, and a generously sized double bedroom. Conveniently located just a short stroll from Redbridge Station, this flat is perfect for commuters seeking both comfort and convenience.